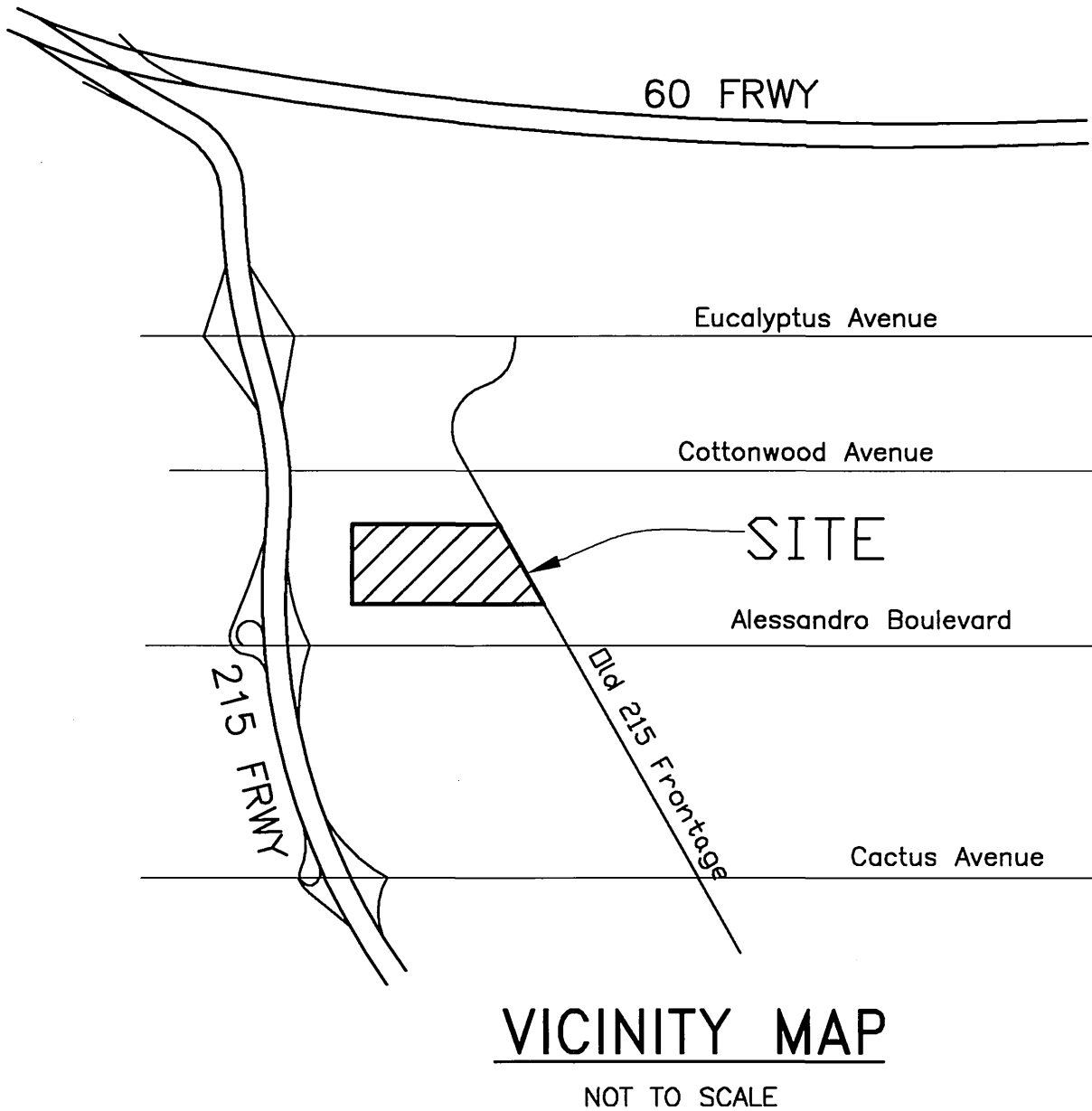
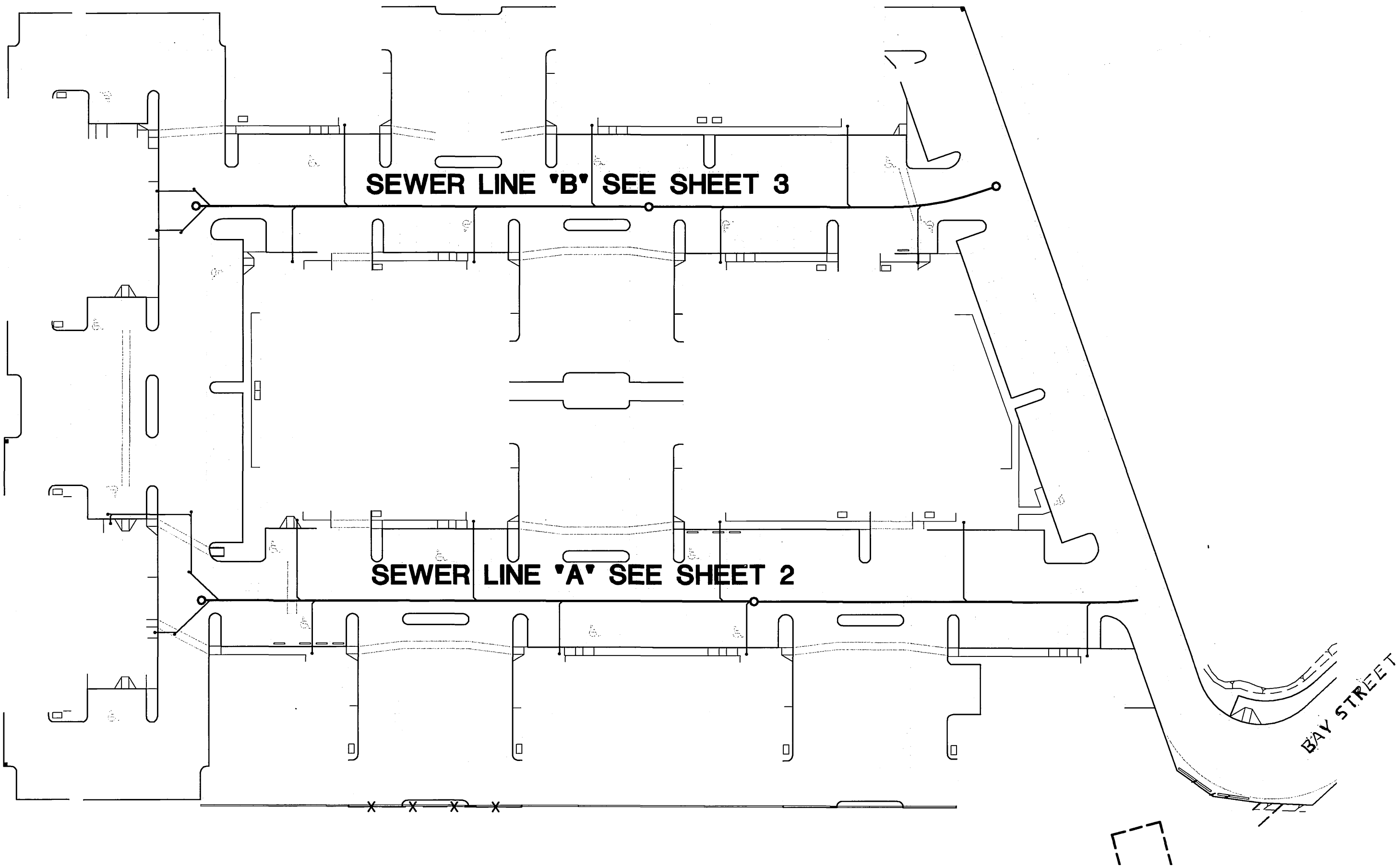


GENERAL NOTES - PUBLIC WORKS

1. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
5. QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
7. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
8. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE #1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
9. CONTRACTOR IS TO VERIFY EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
10. LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
11. NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 6" ABOVE THE UPPER MANHOLE RIM ELEVATION OF THE SEWER LINE SEGMENT BEING CONNECTED TO, WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
12. A PLUG SHALL BE INSTALLED AND WILL REMAIN IN PLACE WHERE THE NEW SEWER CONNECTS WITH THE EXISTING SEWER UNTIL THE NEW SEWER IS ACCEPTED BY THE CITY.
13. THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
14. PIPE BEDDING SHALL BE CASE I PER CITY STD. DWG. NO. 452 UNLESS OTHERWISE SHOWN ON THE PLANS. IF GROUND WATER IS ENCOUNTERED, BEDDING SHALL BE CASE III IN ACCORDANCE WITH NOTE 2, CITY STD. DWG. NO. 452

CITY OF RIVERSIDE, STATE OF CALIFORNIA
SEWER IMPROVEMENT PLAN
PARCEL MAP NO.32297



SOILS ENGINEER
LEIGHTON AND ASSOCIATES, INC.
41715 ENTERPRISE CIRCLE N. ST. 103
TEMECULA, CA 92590-5661

APPLICANT/ OWNER
215 RIVERSIDE, LLC
110 W. EL PORTAL
SAN CLEMENTE, CA 92672
PHONE 949-429-7720
FAX 949-429-7723

SOURCE OF TOPOGRAPHY
THE KEITH COMPANIES
22690 CACTUS AVENUE, SUITE 300
MORENO VALLEY, CA 92553-9024
PHONE 951-697-8300
FAX 951-653-5308

LEGAL DESCRIPTION:
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER WHICH BASIS SOUTH 00° 10' EAST 1,400.97 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MARY T. DEAN, A WIDOW BY DEED RECORDED NOVEMBER 6, 1947, IN BOOK 873, PAGE 369 OF OFFICIAL RECORDS; THENCE NORTH 89° 23' EAST, PARALLEL WHICH THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 350.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 89° 23' EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER DISTANCE OF 150.00 FEET; THENCE SOUTH 00° 10' EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 143.48 FEET; THENCE SOUTH 89° 23' WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 154.00 FEET; THENCE NORTH 00° 10' WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 143.48 FEET TO THE TRUE POINT OF BEGINNING.

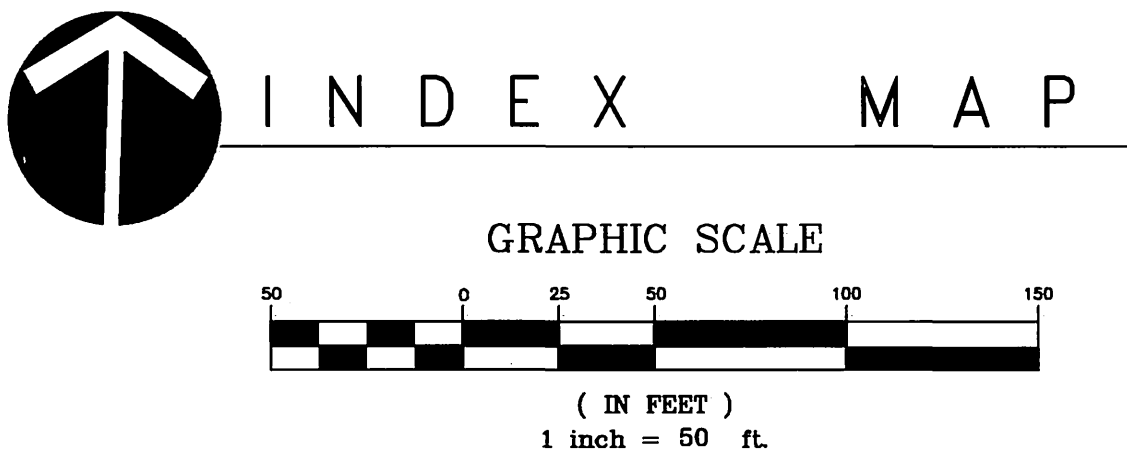
ASSESSORS PARCEL NO.
263-091-001 THRU 006
263-091-012, 013

SHEET INDEX
1.- TITLE SHEET
2.- SEWER LINE "A" PLAN AND PROFILE
3.- SEWER LINE "B" PLAN AND PROFILE

NOTICE TO CONTRACTOR

THE HORIZONTAL AND VERTICAL LOCATIONS OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.

UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE EXISTING FACILITIES WHETHER SHOWN ON THESE PLANS OR NOT. THE QUANTITY ESTIMATES SHOWN HEREON ARE FOR THE USE OF GOVERNING AGENCIES IN DETERMINING BOND AMOUNT AND/OR FEES AND ARE NOT TO BE USED FOR BID PURPOSES.



SEWER CONSTRUCTION NOTES & QUANTITY ESTIMATE

ITEM	QUANTITY	UNIT
1. INSTALL 8" VCP SEWER MAIN	927	LF
2. CONSTRUCT 4" Ø SEWER MANHOLES PER CITY STD. 500	5	EA
3. INSTALL SEWER LATERAL PER CITY STD. 562	19	EA
4. INSTALL 4" SEWER CLEANOUT PER CITY STD. 560	25	EA
5. PROTECT EXISTING PIPE IN PLACE	-	-
6. RECONSTRUCT EXISTING M.H BOTTOM. MODIFY SIDE INLET FROM 6" TO 8" DIAMETER.	1	EA
7. ADJUST MANHOLE RIM TO GRADE	1	EA
8. REMOVE EXISTING 6" SEWER PIPE	310	LF
9. REMOVE EXISTING SEWER MANHOLE	1	EA
10. CONNECT SEWER LATERAL WITH 18"X8"X4" 45° WYE	4	EA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EX, EXIST	EXISTING
BC	BEGIN CURVE	FL	FLOW LINE
BEG	BEGIN	FS	FINISH SURFACE
AB	AGGREGATE BASE	INV	INVERT ELEVATION
C.B.	CATCH BASIN	PROP	PROPOSED
CF	CURB FACE	RIM	RIM ELEVATION
CL	CENTERLINE	SD	STORM DRAIN
CONC	CONCRETE	S.M.H.	SEWER MANHOLE
CONST	CONSTRUCTION	STA.	STATION
EC	END CURVE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TG	TOP OF GRATE
Ø	DIAMETER	W.L.	WATER LINE
		XING	CROSSING

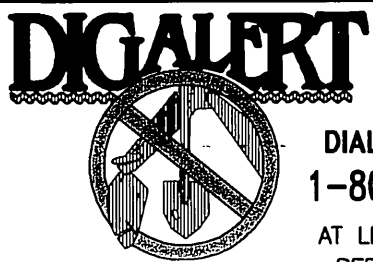
LEGEND

○	PROPOSED SEWER MANHOLE
○	EXISTING SEWER MANHOLE
— 8 S —	PROPOSED SEWER PIPE
— — —	EXISTING SEWER PIPE
○	PROPOSED SEWER CLEANOUT
①	CONSTRUCTION NOTE
— 8 W —	PROPOSED SEWER PIPE
— — —	EXISTING SEWER PIPE

REVIEWED BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance
SHEET 1 THROUGH 3
Civil Engineer RCE 46212
DATE: 9/15/05

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #33595, EXPIRATION DATE 04/02/2006

WDID # 833C333081



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

BENCHMARK:
POINT ID: 600-43-68 ELEV: 1532.700 DATUM: 1929 ADJ.: 1971
A STANDARD U.S.C. & G.S. BRASS DISK STAMPED "2 1143 1961" IN A CONCRETE POST PROJECTING 0.4 FEET ABOVE GROUND, 0.35 MILES SOUTHEAST ALONG THE A.T.S.F. RAIL ROAD FROM VAN BUREN BLVD, 15 FEET SOUTHEAST OF MILEPOST 11, 183 FEET SOUTHEAST OF A SWITCH STAND, 70 FEET SOUTHWEST OF THE CENTERLINE OF THE SOUTHWEST LANES OF HWY 395, 23 FEET NORTHEAST OF THE NORTHEAST RAIL, 4 FEET SOUTH OF A TELEPHONE POLE, 2 1/2 FEET NORTH OF A WITNESS POST, AND LEVEL WITH THE TRACK.



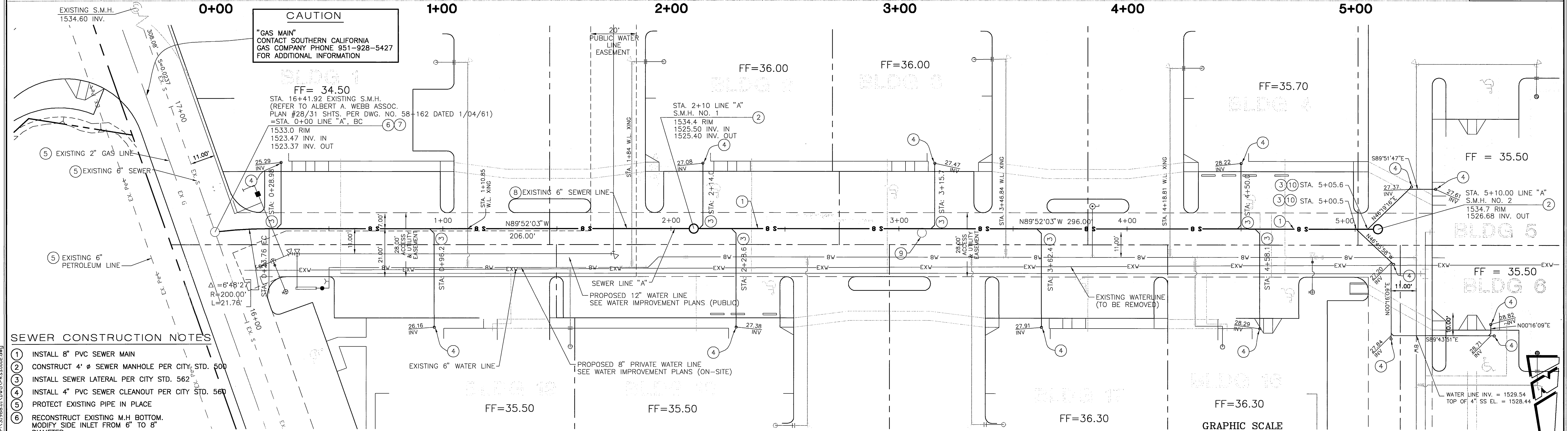
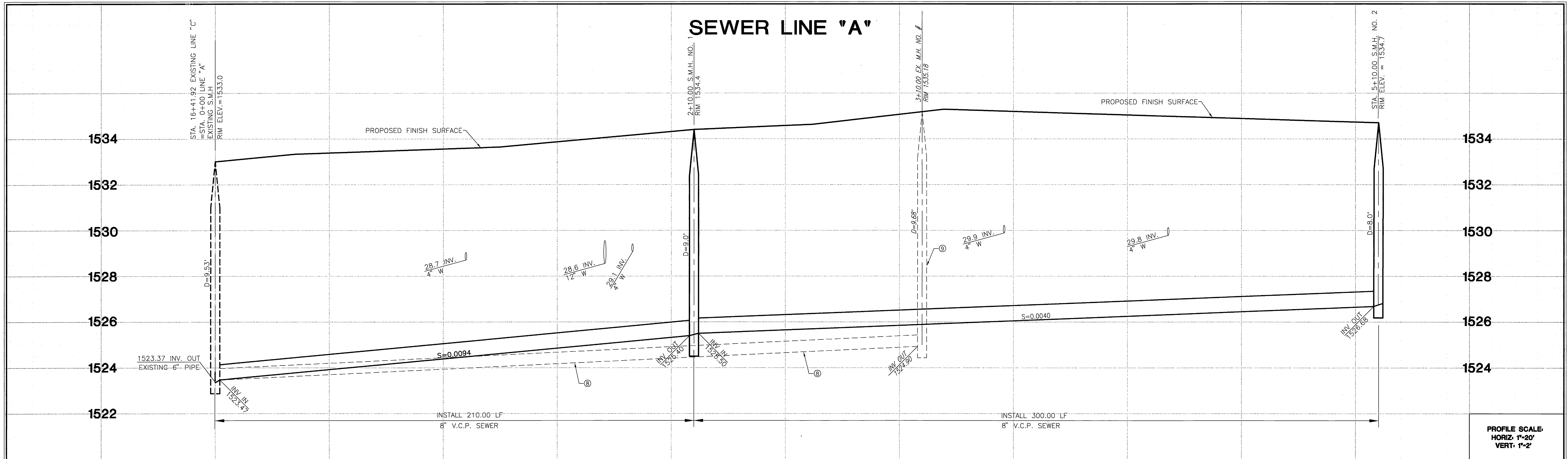
PREPARED BY:
The Keith Companies
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553-9024 (951) 697-8300
Glenn Budd
S.C.E. 058411 EXP. 12-31-06

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	PD	DRAWN BY	JB
CHECKED BY	CS		

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
PRINCIPAL ENGINEER
DATE: 10/3/05

SEWER IMPROVEMENT PLAN
215 RIVERSIDE, LLC
PARCEL MAP NO. 32297
TITLE SHEET
HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

PW05-0016
S - 1920
SHEET 1 OF 3



SEWER CONSTRUCTION NOTES

- INSTALL 8" PVC SEWER MAIN
- CONSTRUCT 4' Ø SEWER MANHOLE PER CITY STD. 500
- INSTALL SEWER LATERAL PER CITY STD. 562
- INSTALL 4" PVC SEWER CLEANOUT PER CITY STD. 560
- PROTECT EXISTING PIPE IN PLACE
- RECONSTRUCT EXISTING M.H. BOTTOM. MODIFY SIDE INLET FROM 6" TO 8" DIAMETER.
- ADJUST M.H. TO GRADE.
- REMOVE EXISTING 6" SEWER PIPE
- REMOVE EXISTING SEWER MANHOLE
- CONNECT SEWER LATERAL WITH 8" X 8" X 45° WYE

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE #33595, EXPIRATION DATE 04/02/2006

WDID # 833C333091

SEWER IMPROVEMENT PLAN

215 RIVERSIDE, LLC

PARCEL MAP NO. 32297

SEWER LINE "A"

STA. 0+00 TO STA. 5+09.34

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN

PW05-0016

S - 1920

SHEET 2 OF 3

INDEXED 10-05-05 Lfh